



MILWAUKEE

comprehensive **Plan**

DEPARTMENT OF CITY DEVELOPMENT • DECEMBER 2017

**HARBOR DISTRICT
WATER AND LAND USE PLAN**

Cover photo by Will Archer of Will Archer Photography

Harbor Fest attendees wait along the water's edge at the east end of Greenfield Avenue for the Milwaukee Boat Parade to arrive.

City of Milwaukee

Office of the City Clerk

200 E. Wells Street

Milwaukee, Wisconsin 53202

Certified Copy of Resolution

FILE NO: 171211

Title:

Substitute resolution approving the Harbor District Water and Land Use Plan and amending the Near South Side and Southeast Side Area Comprehensive Plans to include the Water and Land Use Plan as part of Milwaukee's Overall Comprehensive Plan, in the 12th and 14th Aldermanic Districts.

Body:

Whereas, On July 27, 2010, the Common Council of the City of Milwaukee ("Common Council") adopted File No. 100247, which approved thirteen Area Comprehensive Plans and the Citywide Policy Plan as the Comprehensive Plan for the City of Milwaukee ("City") as required under Section 66.1001(3), Wisconsin Statutes; and

Whereas, The City's Procedures for Comprehensive Planning call for the creation of Plan Updates, based on emerging land use issues and opportunities, major infrastructure investments, neighborhood input and other factors; and

Whereas, Milwaukee's Harbor District is defined as the land and waterways approximately bounded by Bay Street on the south, 1st Street on the west, the Milwaukee River on the north and Lake Michigan on the east, which area includes Port Milwaukee; and

Whereas, Previous plans and studies such as the City's Southeast Side Area Comprehensive Plan, Walker's Point Strategic Action Plan, ReFresh Milwaukee Sustainability Plan and Growing Prosperity Economic Development Action Agenda have all noted the unique economic, environmental and recreational opportunities provided by the Harbor District and called for coordinated planning to realize the full potential of the area; and

Whereas, On June 2, 2015, the Common Council adopted File No. 141871 that approved a Cooperation Agreement among the City, the Redevelopment Authority of the City of Milwaukee and the Harbor District Inc. that established a public-private partnership to facilitate the revitalization of the Harbor District and the development of the Harbor District Water and Land Use Plan; and

Whereas, An area comprehensive plan has been prepared through the partnership with Harbor District Inc., which is titled the Harbor District Water and Land Use Plan ("WaLUP"), a copy of which is attached to this Common Council File; and

Whereas, Approval of the WaLUP by the Common Council will establish the WaLUP as a guide for the City regarding the use and development of the land and waterways in the area, will encourage

common understanding and coordination among levels of government and private interests and will facilitate implementation of the WaLUP; and

Whereas, The creation of the WaLUP involved significant public outreach consistent with the City's Procedures for Comprehensive Planning, input and cooperation with area stakeholders and a properly noticed public hearing consistent with that procedure and the public process followed in the development of the City's thirteen Area Comprehensive Plans; and

Whereas, The areas within the WaLUP planning boundary previously fell within the Near South Side and Southeast Side Area Comprehensive Plan boundaries; now, therefore, be it

Resolved, That the Common Council of the City of Milwaukee, creates the WaLUP Area, as depicted on Exhibit A, a copy of which is attached to this Common Council File, as the fourteenth Area Comprehensive Plan within the City; and, be it

Further Resolved, As a result of the creation of the WaLUP Area, the boundaries of the Area Comprehensive Plans within the City, specifically the Near South Side and Southeast Side Area Comprehensive Plans, are amended as depicted on Exhibit B, a copy of which is attached to this Common Council File; and, be it

Further Resolved, That the WaLUP is approved, as recommended by the City Plan Commission, as an element of the City's Overall Comprehensive Plan; and, be it

Further Resolved, That the WaLUP updates the recommendations for the area contained within the Comprehensive Plan and shall provide guidance and serve as the basis for decision-making by the Common Council in its consideration of water and land use and physical development issues; and, be it

Further Resolved, That the Department of City Development ("DCD"), the Department of Neighborhood Services, the Department of Public Works, Port Milwaukee and other appropriate City departments and agencies are directed to work toward implementation of the WaLUP; and, be it

Further Resolved, That the Commissioner of DCD is authorized to send copies of the WaLUP to the parties identified as having responsibility for implementation of the WaLUP for their reference and use.



I, James R. Owczarski, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on February 6, 2018, published on December 27, 2017.

James R. Owczarski

February 19, 2018

Date Certified

Harbor District Water and Land Use Plan

December 2017



ACKNOWLEDGEMENTS

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Wisconsin Economic Development Corporation

Brico Fund

Redevelopment Authority of the City of Milwaukee

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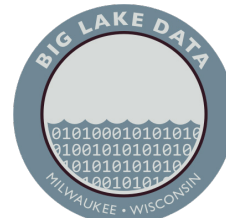
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A MESSAGE FROM MAYOR TOM BARRETT

In 2012, a group of committed Milwaukeeans came together at my invitation to serve as Milwaukee's Green Team and create a Sustainability Plan for our city. In drafting the ReFresh Milwaukee Sustainability Plan, the Green Team surveyed our city and identified a tremendous opportunity: the area then known as the Inner Harbor. They looked at portions of the waterfront in the heart of our city, and recognized that redevelopment could be catalytic for Milwaukee.

We have made good progress in five years. The owners of an abandoned, contaminated property – the largest in the area – are in the midst of preparing it for redevelopment. We are designing the restoration of a neglected wetland into a wildlife habitat and public space. New stores, restaurants, and apartments dot the area. A mural on a formerly dingy rail bridge proclaims the neighborhood's new identity: the Harbor District.

The Harbor District Water and Land Use Plan provides a structure to move forward. It recommends land uses, like all of the city's area plans, but also includes recommendations for the uses of the Harbor District's waters, because water is perhaps this area's greatest asset. The plan also affirms the importance of the City's commercial port. It goes on to recommend new parks and riverwalks, places for new jobs and new restaurants, and ways to keep our rivers clean and healthy.

The City of Milwaukee has a number of partners working with us to revitalize the area: a non-profit organization, Harbor District, Inc; the Harbor District Business Improvement District; the UWM School of Freshwater Sciences; and many corporate and community partners.

I hope this plan will inspire more people to get involved in restoration and redevelopment of the Harbor District, and work with us to create an amazing urban waterfront. All hands on deck!



Tom Barrett
Mayor



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HOW TO USE THIS PLAN

Chapters 1 through 3 of this plan describe the history and existing conditions of the Harbor District, the planning process, and the major findings identified during the planning process that informed the creation of plan recommendations (chapter 3). Chapters 4 through 6 list the plan recommendations beginning with District-wide recommendations organized by topic (chapter 4), then place-specific recommendations (chapter 5), and then projects that will have the greatest impact on the future of the District (chapter 6).

A few helpful hints are listed below to help you better use and understand this plan.

- If you only read recommendations in a District-wide section (chapter 4), keep in mind that there are place specific recommendations that may provide additional detail and description in the sub-district and corridor sections (chapter 5).
- Conversely, if you only read a sub-district and corridor section (chapter 5), there may be additional recommendations in the District-wide sections (chapter 4) that apply to that area.
- There are appendix materials that provide further detail and background on the information in chapters 1 through 3.

Sub-District or Catalytic Project Section Heading

The fonts and formatting here demonstrate how the plan is organized. When in doubt look for the chapter heading above or the section title on the bottom of the page. Bulleted lists with numbers are the plan recommendations.

Section Heading

Sub-section Heading

Sub-sub-section Heading

Plan Recommendations

1. Recommendations

Section Title